

NOTES:

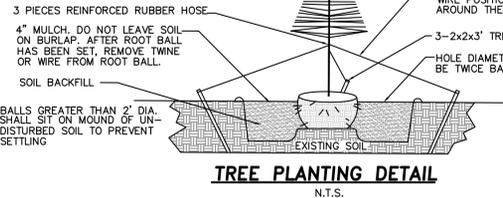
- PROPERTY OWNERS: GINGUITE, LLC
PO BOX 50
KILL DEVIL HILLS, NC 27948
- PROPERTY IDENTIFICATION: 6195 N. CROATAN HIGHWAY
SOUTHERN SHORES, 27949
PID#: 022519064
PIN#: 9866064914591
- LOT AREA = 303,239.7 SQ.FT./6.96 ACRES
NET AREA (NOT INCLUDING SURFACE WATER & COASTAL WETLANDS) = 198,177.73 SF / 4.55 AC. (AREAS BY COORDINATE METHOD.)
- ZONING CLASSIFICATION: C (GENERAL COMMERCIAL) AND A SMALL PORTION OF R-1
- REFERENCES: D.B. 1960, PG. 0120
- THIS IS NOT A BOUNDARY SURVEY. BOUNDARY AND EXISTING FEATURES INFORMATION BASED ON P.C. F, SL. 413 & 414; P.C. E, PG. 229 AND FIELD SURVEY DATA COLLECTED BY QUILBE & ASSOCIATES. ALL DATA COLLECTED ON 06/04/14, 06/22/17, 09/22/22 & 10/04/22.
- VERTICAL DATUM NAVD 1988 / HORIZONTAL DATUM NAVD 1983 (2011).
- PROPERTY IS LOCATED IN NFIP FLOOD ZONES AS SHOWN AND SUBJECT TO CHANGES BY FEMA. BASED ON COMMUNITY CID NO. 370430; PANEL 9866; SUFFIX K. (MAP NUMBER 3720986600K) EFFECTIVE DATE: 06/19/2020.
- SETBACKS SHOWN ARE PER SOUTHERN SHORES AND DO NOT REFLECT ANY RESTRICTIVE COVENANTS THAT MAY EXIST.
- PROJECT SCOPE: PERMITTING AND CONSTRUCTION A MIXED-USE GROUP DEVELOPMENT OF COMMERCIAL AND RESIDENTIAL BUILDINGS INCLUDING WITH ASSOCIATED PARKING, STORMWATER, UTILITIES & IMPROVEMENTS.
- MAXIMUM BUILDING HEIGHT SHALL BE 35 FEET, MEASURED FROM THE AVERAGE EXISTING UNDISTURBED GRADE AT THE BUILDING CORNERS. IF THE AVERAGE OF THE EXISTING UNDISTURBED GRADE AT THE CORNERS OF THE BUILDING IS LESS THAN EIGHT FEET ABOVE MEAN SEA LEVEL, THE MAXIMUM BUILDING HEIGHT MAY BE MEASURED FROM EIGHT FEET ABOVE MEAN SEA LEVEL.
- THIS PLAN IS SUBJECT TO ANY FACTS, INCLUDING BUILDING SETBACK RESTRICTIONS, EASEMENTS, COVENANTS, ETC., THAT MAY BE REVEALED BY A FULL AND ACCURATE TITLE SEARCH.

TREE PLANTING SUMMARY

SYMBOL	QUANTITY	COMMON NAME	HEIGHT	SPREAD	MIN. SIZE @ PLANTING
🌳	4	BALD CYPRESS*	50' - 100'	20' - 30'	2" CAL. 8' HT.
🌳	4	EASTERN RED CEDAR*	30' - 40'	10' - 20'	2" CAL. 8' HT.
🌳	4	HONEYLOCUST*	50' - 75'	25' - 40'	2" CAL. 8' HT.
🌳	4	RED MAPLE*	40' - 50'	25' - 45'	2" CAL. 8' HT.
🌳	6	AMERICAN HOLLY*	15' - 30'	10' - 20'	1.5" CAL. 6' HT.
🌳	6	BLACK HAW*	12' - 15'	8' - 12'	1.5" CAL. 6' HT.
🌳	6	CRAPE MYRTLE*	15' - 30'	8' - 15'	1.5" CAL. 6' HT.
🌳	4	FLOWERING DOGWOOD*	15' - 30'	15' - 20'	1.5" CAL. 6' HT.
🌳	8	GLOSSY ABELIA**	3' - 6'	3' - 6'	3 GALLON
🌳	8	DWARF HORNED HOLLY**	3' - 4'	3' - 4'	3 GALLON
🌳	8	DWARF AZALEA**	3' - 6'	3' - 6'	3 GALLON

* CANOPY AND UNDERSTORY TREE SPECIES MAY BE SUBSTITUTED WITH A SPECIES APPROVED BY THE TOWN OF SOUTHERN SHORES.
** COORDINATE INSTALLATION WITH OWNER. ORNAMENTAL SHRUB/GRASS SPECIES MAY BE SUBSTITUTED WITH A SPECIES APPROVED BY THE TOWN OF SOUTHERN SHORES.

LANDSCAPE PLAN TO DEMONSTRATE COMPLIANCE WITH TOWN BUFFER AND LANDSCAPE REQUIREMENTS ONLY. MORE DETAILED LANDSCAPING TO BE PROVIDED AT BUILDING PERMIT APPLICATION



TREE PLANTING DETAIL
N.T.S.

NOTE: THIS DOCUMENT IS PRELIMINARY - NOT FOR CONSTRUCTION, RECORDATION, SALES OR CONVEYANCES - THIS DOCUMENT IS FOR DISCUSSION PURPOSES ONLY! EXISTING INFORMATION SHOWN ON THIS DOCUMENT IS BASED ON BEST AVAILABLE DATA AND IS NOT A CERTIFIED SURVEY. ALL INFORMATION SHOWN ON THIS DOCUMENT IS SUBJECT TO ANY REQUIREMENTS BY ANY REGULATORY AGENCY, ENTITY OR AUTHORITY.

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Know what's below.
Call before you dig.

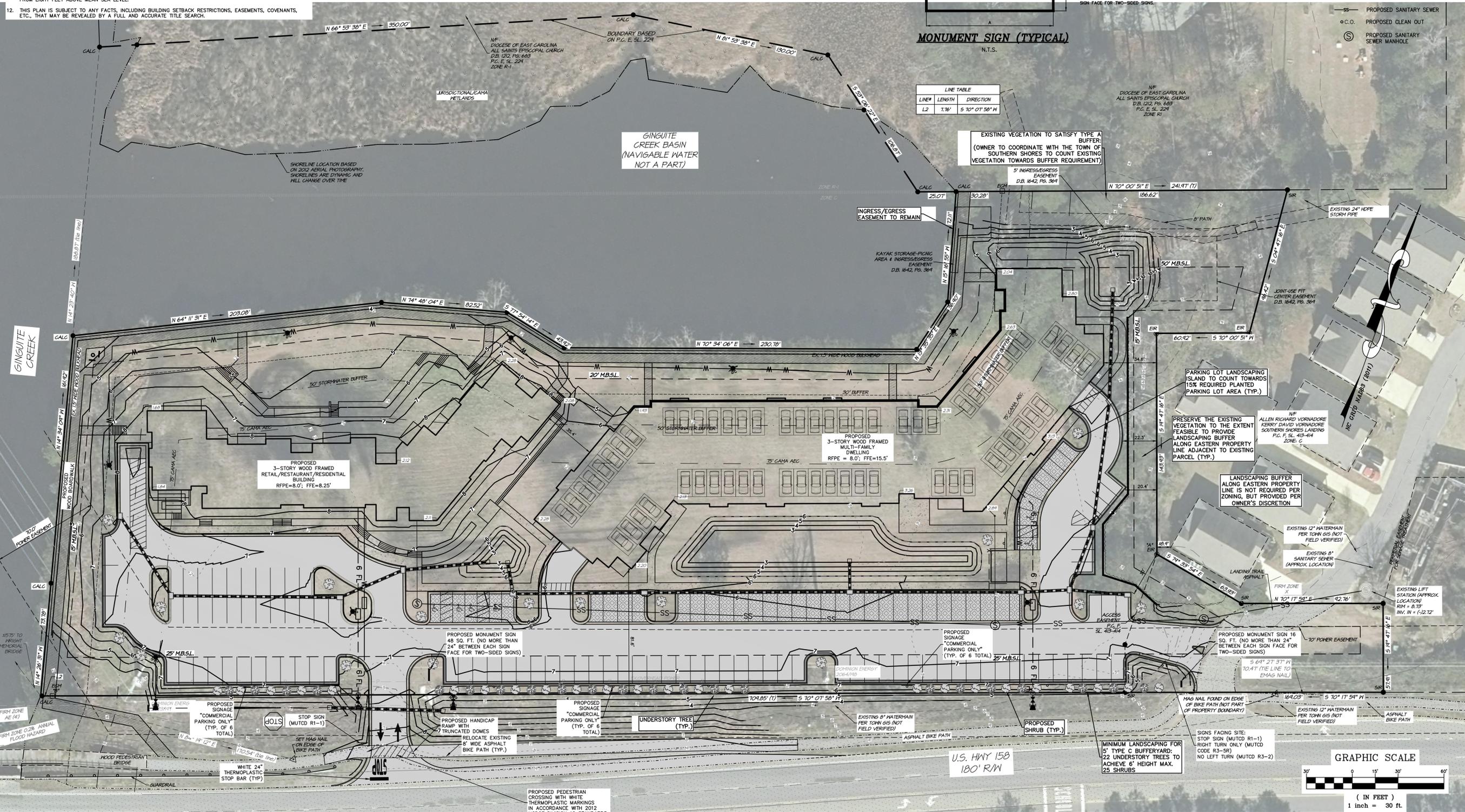
NOTE:
THE DATA GIVEN ON THESE PLANS IS BELIEVED TO BE ACCURATE, BUT THE ACCURACY IS NOT GUARANTEED. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL LEVELS, LOCATIONS, TYPES, AND DIMENSIONS OF THE EXISTING UTILITIES PRIOR TO CONSTRUCTION. IF A DISCREPANCY IS FOUND, WORK SHALL CEASE AND THE ENGINEER NOTIFIED. WORK MAY CONTINUE UPON ENGINEERS NOTICE TO PROCEED.

- LEGEND**
- EXISTING ASPHALT PAVEMENT
 - EXISTING GRAVEL
 - EXISTING WATER
 - CALC POINT/SET IRON ROD
 - EX. IRON ROD
 - EX. MAG NAIL
 - EX. CONCRETE MONUMENT
 - EX. UTILITY POLE
 - EX. FIRE HYDRANT
 - EX. TELEPHONE PEDESTAL
 - EX. CONTOUR
 - EX. WATER LINE
 - EX. OVERHEAD UTILITIES
 - PROPOSED ASPHALT PAVEMENT
 - PROPOSED CONCRETE PAVEMENT
 - PROPOSED GRAVEL
 - PROPOSED OPEN SLOTTED WOOD DECKING
 - PROPOSED STORM PIPE
 - PROPOSED STORM SEWER MANHOLE
 - PROPOSED DROP INLET
 - PROPOSED FIRE HYDRANT
 - PROPOSED BENDS & TEES
 - PROPOSED GATE VALVE
 - PROPOSED FIRE DEPARTMENT CONNECTION
 - PROPOSED WATERLINE
 - PROPOSED FIRE LINE
 - PROPOSED SANITARY SEWER
 - O.C.O. PROPOSED CLEAN OUT
 - PROPOSED SANITARY SEWER MANHOLE

MONUMENT SIGN (TYPICAL)
N.T.S.

LINE TABLE

LINE#	LENGTH	DIRECTION
L2	7.36'	S 70° 07' 58" W



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REVISIONS

NO.	DATE	REV. TOWN COMMENTS	REV. TOWN COMMENTS
1	06/05/23		
2	07/28/23		
3	11/10/23		

LANDSCAPING PLAN
GINGUITE CREEK
6195 N. CROATAN HIGHWAY
NORTH CAROLINA
DARE COUNTY
ATLANTIC TOWNSHIP

PROJECT NO. **P14064**
DESIGNED BY **CMS**
DRAWN BY **JJC**
CHECKED BY **CMS**
ISSUE DATE **6/1/23**
SHEET NO. **2**
OF 11 SHEETS

